

LEASE AGREEMENT

THIS INDENTURE, made effective the [Day made] day of [Month made] [Year], in pursuance of the Short Form of Leases Act, between SSINVEST Northern Developments Inc. hereinafter referred to as the Lessor, of the first part, and [Campers Names], hereinafter referred to as the Lessee, of the second part;

WITNESSETH, that in consideration of the rents, covenants and agreements, hereinafter reserved and contained on the part of the Lessee, the Lessor does demise and lease onto the Lessee, its executors, administrators and successors, all those certain premises known and described as Lot number [Lot #] of Wawaitin Holiday Park, being part of summer resort location AL940, Township of Thorneloe, City of Timmins, District of Cochrane, hereinafter referred to as the "Leased Lands", which form part of a Provincially licensed tourism facility with an "operating season" beginning May 1st and ending October 31st each year.

TO HAVE and to hold the said Leased Lands for and during the term of [Term] year(s) to be computed from the [Day start] day of [Month start] [Year], and from thenceforth next ensuing and fully to be completed and ended;

YIELDING and paying therefor yearly and every year during the said term unto said Lessor, his heirs, executors, administrators, successors and assigns, the sum of \$[Total], to be paid in 4 equal payments of \$[@ Payment] each on the following days and times, that is to say on the 1st day of [Pay months] in every year during the currency of this Indenture, the first of such payments to become due and be made on the [Day made] day of [Month made] [Year], and respectively post dated checks for the balance of the term together with a \$200 refundable security deposit to be provided by the Lessee to the Lessor upon execution of this Indenture.

THE SAID LESSEE COVENANTS WITH THE SAID LESSOR:

TO PAY rent and to pay on demand as additional rent any and all realty taxes, municipal or otherwise, including local improvement charges, levied against the Leased Lands, and the amount of any further taxes, charges or tariffs which may be assessed or levied against the whole of the Leased Lands themselves resulting from the actions or lack thereof of the Lessee;

SEASONAL RECREATION usages will be the only purpose for which the Leased Lands will be utilized during the said term including only the stationary placement of an RV camper / trailer that is no more than than 17.33 metres in length;

TO KEEP IN EFFECT during the entire term hereof at the sole cost and expense of the Lessee, liability and property damage insurance with respect to the Leased Lands and the Lessee's chattels thereon, and save and hold harmless the Lessor from any damages, suits, or other liabilities arising from loss of "services" during "operating season" and the use in general by the Lessee of the said Leased Lands and infrastructures associated with Wawaitin Holiday Park;

NO IMPROVEMENTS of any kind, including but not limited to altering landscape, construction or installation of structures will be carried out by the Lessee on the Leased Lands without the expressed and specific written consent of the Lessor;

ELECTRIC APPLIANCES not part of original equipment typically installed by the trailer's manufacturer such as freezers, hot plates, space heaters, additional refrigerators, etc., are not permitted under any circumstances without the specific written consent of the Lessor. Except barbecues, no other appliances are to be kept or used outside the camping unit;

TO COMPLY with all laws, statutes, regulations, by-laws and other requirements regarding the operation of Wawaitin Holiday Park, wherein the Leased Lands are situated, including but not limited to seeking and obtaining all necessary permits and licences to carry on improvement work that has been pre-approved by the Lessor;

NOT TO SUB-LET or assign any interest conveyed herein in any manner whatsoever without leave and written consent from the Lessor;

THAT if the term hereby granted or the goods and chattels on the Leased Lands of the Lessee or any sub-tenant shall be at anytime seized or taken in execution or attachment, or if the Lessee or any sub-tenant shall make an assignment for the benefit of creditors or shall become bankrupt or insolvent, or make a proposal to its creditors, without the consent of the Lessor being first obtained in writing, shall make a sale under the Bulk Sales Act in respect of goods on the Leased Lands, or being a company shall become subject to any legislative enactment relating to liquidation or winding up, either voluntary or compulsory, the said term shall immediately become forfeited and void, and any amount equivalent to the next 3 payment installments of rent shall be at once due and payable;

AND THAT the said Lessor may enter the premises at any time to view state of repair.

PROVISO FOR RE-ENTRY by the Lessor on non-payment of rent or non-performance of covenants;

PROVIDED that any leasehold improvements and any further or other improvements to the Leased Lands shall immediately become fixtures of the Leased Lands and any such fixtures will become part of the realty and the Lessee shall have no further interest in same; the Lessor shall further have the option to obligate the Lessee to remove any fixtures erected on the Leased Lands during the term hereof or during period of holding over, if any, failing which, the Lessor shall be entitled to remove the said fixtures, the costs, expenses, and liability for which the Lessee hereby agrees to be responsible;

PROVIDED that should the Lessee at any time fail to make any Lease Payments in accordance with the terms hereof, the said Lessee shall vacate the property forthwith, removing only the Lessee's personal possessions and leaving all leasehold improvements on the Leased Lands, in accordance with the terms herein;

PROVIDED that the leased lands be restored, at the termination of this Agreement, to a state and condition similar to that at the commencement of the term, including compliance with environmental standards and obligations, as may be in place or imposed, and regulated by any Municipal, Provincial, or Federal Government Agency during the currency of this agreement;

PROVIDED that the Lessee will ensure that at all times the Leased Lands shall conform in all respects to any applicable environmental standards and obligations as may be in place or imposed, and regulated by any Municipal, Provincial, or Federal Government Agency during the currency of this Agreement; in a case where the Leased Lands do not conform to the standards herein provided, the Lessee shall at its sole cost and expense, cause the leased Lands to be cleaned, altered, repaired, rectified or otherwise changed so as to meet the applicable standard; in the event that the Lessee shall fail to comply with these standards, the Lessor shall have a right to enter the said Leased Lands to perform the necessary work the costs, expenses, and liabilities for which the Lessee agrees to be responsible for;

PROVIDED that the Lessee will not do or permit anything to be done on the said Leased Lands or permit anything to be kept thereon which may be annoying to the Lessor or which the Lessor may deem to be a nuisance or a hazard and in the case of the Lessor reasonably advising the Lessee that the machinery, activity or process is a nuisance or a hazard to them, that upon receiving notice thereof, the Lessee will immediately abate such nuisance or hazard;

PROVIDED further and it is hereby agreed that should the Lessee hold over after the expiration of this Lease and the Lessor thereafter accept rent for the said Leased Lands, the Lessee shall hold the said Leased Lands as a monthly tenant only of the Lessor but subject in all other respects to the terms, conditions and covenants of the Lease;

IT IS FURTHER DECLARED AND AGREED that in case the said Leased Lands become and remain, during the "operating season" of Wawaitin Holiday Park, vacant and unoccupied for a period of 3 months, or be used by any other person or persons, or for any other purposed than as above provided, without the Lessor's consent first obtained in writing, this Lease shall, at the option of the Lessor, cease and become null and void, and the term hereby created expire and be at an end, anything hereinbefore to the contrary notwithstanding and the proportionate part of the current rent shall thereupon become immediately due and payable, and the Lessor may re-enter and take possession of the Leased Lands as though the Lessee or other occupant or occupants of said Leased Lands were holding over after the expiration of the term; or in such case instead of determining the Lease as aforesaid and re-entering upon the Leased Lands, or any part or parts thereof, and let and manage the same and grant any Lease or Leases thereof upon such terms as to the Lessor or its assigns may appear to be reasonable, and demand, collect, receive and distrain for all rental which shall become payable in respect hereof, and apply said rentals after deducting all expenses incurred in connection with the Leased Lands and in the collection of said rent including reasonable commission for the collection thereof and the management of the Leased Lands, upon the rent hereby reserved, and the Lessor and his assigns and any such agent acting as aforesaid from time to time, shall in so acting be the agents of the Lessee, who alone shall be responsible for their acts, and the Lessor and his assigns shall not be accountable for any moneys except those actually received, notwithstanding any act, neglect, omission or default or any such agent acting as aforesaid.

THE SAID LESSOR COVENANTS WITH THE SAID LESSEE;

FOR QUIET ENJOYMENT;

TO PROVIDE weather and other conditions permitting, water, sanitary, and electric "services" during the "operating season" as well as removal of properly bagged household type garbage from a designated central location as required.

THE LESSOR AND THE LESSEE MUTUALLY COVENANT;

WATER RECREATION ACTIVITIES in Kenogamissi Lake may at times pose certain dangers related but not limited to, floating drift wood (commonly referred to as 'dead heads') and sudden changes in current and water flow at and near the dam(s) and related Ontario Hydro facilities at the North end of the said Lake; the Lessor acknowledges having provided to the Lessee, and the Lessee Acknowledges having received from the Lessor, an information package outlining said dangers, Park etiquette, and campfire safety and regulations.

THAT ANY NOTICE which either of the parties is required or permitted to give pursuant to any provision of this Lease may, if intended for the Lessee, be mailed by registered mail to the Lessee at P. O. Box 595, Timmins ON P4N 7E7, and if intended for the Lessor, be mailed to [Campers address], and such notice shall be deemed to be received at the time of delivery;

THAT APPENDIX "A" to this Agreement and thereto attached, forms part of this Agreement and is fully incorporated therein.

THE WORDS importing the singular number only shall include the plural, and vice versa, and words importing the masculine gender shall include the feminine gender, and words importing persons shall include firms and corporations and vice versa;

UNLESS the context otherwise requires, the word "Lessor" and the word "Lessee" wherever used herein shall be construed to include and shall mean the executors, administrators, assigns and successors of the said Lessor and Lessee, respectively, and when there are two (2) or more Lessees bound by the same covenants herein contained, their obligation shall be joint and several.

IN WITNESS WHEREOF the parties hereto have executed these presents.

DATED at Timmins this [Day made] day of [Month made] [Year].

SIGNED, SEALED and DELIVERED each in the presence of each other:

IN WITNESS whereof I have hereunto set my hand and seal: I have authority to bind for the Company

[Redacted signature lines]

PER

WITNESS	LESSOR: SSINVEST Northern Developments Inc. [Month made][Day made],[Year]
WITNESS	LESSEE: [Campers Names] [Month made][Day made],[Year] (Seal)
WITNESS	LESSEE: [Campers Names] [Month made][Day made],[Year] (Seal)

APPENDIX "A"

- (a) Camping units must be licensed and maintained in a roadworthy condition; the Camper must be able to remove the camping unit from the Leased Campsite within 24 hours notice from Park Management (ie. fire hazard, etc.);
- (b) Changing campsites is not allowed without the pre-approval of Park Management. Moving to a prime lot will require an additional payment; under no circumstances is the Lessee entitled to a refund under this agreement;
- (c) The maximum floor area of a camping unit and all roofed improvements must not exceed 80 square metres;
- (d) The Lessee must locate his camping unit on the Leased Lands to the satisfaction of Park Management including but not limited to the installation of skirting on the camping unit and railings on decks higher than 10" above grade;
- (e) Except for self propelled camping units (ie. motorhomes), camping units are not to be removed from the Leased Lands without prior notice to Park Management being given;
- (f) The Lessee is not permitted to loan, sub-lease, rent, or enter into shared leasing agreements with other persons; this Agreement is not transferrable;
- (g) This Agreement authorizes only two (2) licensed automobile and one travel trailer or one self propelled camping unit on the Leased Campsite; other types of camping units will not normally be considered acceptable;
- (h) Family and guests which are staying in the Park overnight must register at the office and pay the applicable yearly fee, additional vehicles must purchase 'day use permit(s)'
- (i) The maximum number of persons authorized to occupy (stay overnight) on the Leased Lands shall not exceed six (6) unless such persons comprise a single family unit of parents and their children;
- (j) The Lessee is at all times responsible for the conduct of his family and guests while in the Park and shall ensure that all conditions of this Agreement including Park etiquette and camp fire regulations, are complied with;
- (k) Beaching of small personal watercraft is allowed with the permission of Park Management, however, private docking or storage space must be purchased;
- (l) The use of all terrain vehicles is restricted during quiet hours (11:00PM to 7:00AM). Should safety, noise or other issues render the practice a nuisance the privilege will be revoked permanently;
- (m) A maximum of one (1) cubic metre of fire wood can be stored in the Leased Campsite; chain saws and tree cutting are not allowed within the Park;
- (n) Waste water, sewage, grey (sink - shower) water may only be disposed of at the Park's transfer station or in the sewer hook-up at the services base on the Leased Lands. This Agreement will be cancelled if discharge and disposal is carried out in any other manner;
- (o) Weather and other conditions permitting, water, sanitary, and electric "services" will be provided during the "operating season", however, these services and other Park facilities may be limited prior to June 1st and after October 1st each year;
- (p) Removal of properly bagged household type garbage will be from a designated central location as required;
- (q) Lessees are considered "seasonal residents" and are subject to the same Park rules and regulations as seasonal pass holders and registered guests. Please familiarized yourself and instruct family and guests on Park etiquette regarding noise, litter, quiet hours and visitor departure by 11:00pm, fire restrictions, water safety, etc.;

LEASE AGREEMENT

WAWAITIN
HOLIDAY PARK

LOT # [Lot #]

EFFECTIVE [Month made] [Day
made], [Year]

FOR A TERM OF [Term] YEAR(S)

Mr. & Mrs.
[Campers Names]